NEW OWNER:

Robert Brent Beasley
Lari Beasley
1129 Lipscomb Drive
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0982

Map 131, Group 12-0-X, Parcel 002.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20160102642 DEEDWARR
Recvd: 11/21/16 10:05 3 pgs
Fees: 18.00 Taxes: 4713.80
20161121-0122415

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Two Hundred Seventy-Four Thousand and 00/100 Dollars ($1,274,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILLITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ROBERT BRENT BEASLEY AND LARI BEASLEY, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of Lipscomb Cottages, and of record in Instrument No. 20151105-0113003, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Vintage South, LLC, a Tennessee limited liability company, by Warranty Deed from Matthew E. Cullum and Deanna J. Cullum, dated July 17, 2015, and of record in Instrument No. 20150723-0072405, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1129 Lipscomb Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of **November, 2016**.

VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILLITY COMPANY

By: _____
Nathan Lyons, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Chief Manager** of, **Vintage South, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 10th day of **November, 2016**.

_____
NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **1,274,000.00** .

AFFIANT

Sworn to and subscribed to before me this _____ day of **November, 2016**.

NOTARY PUBLIC

My commission expires: _____

